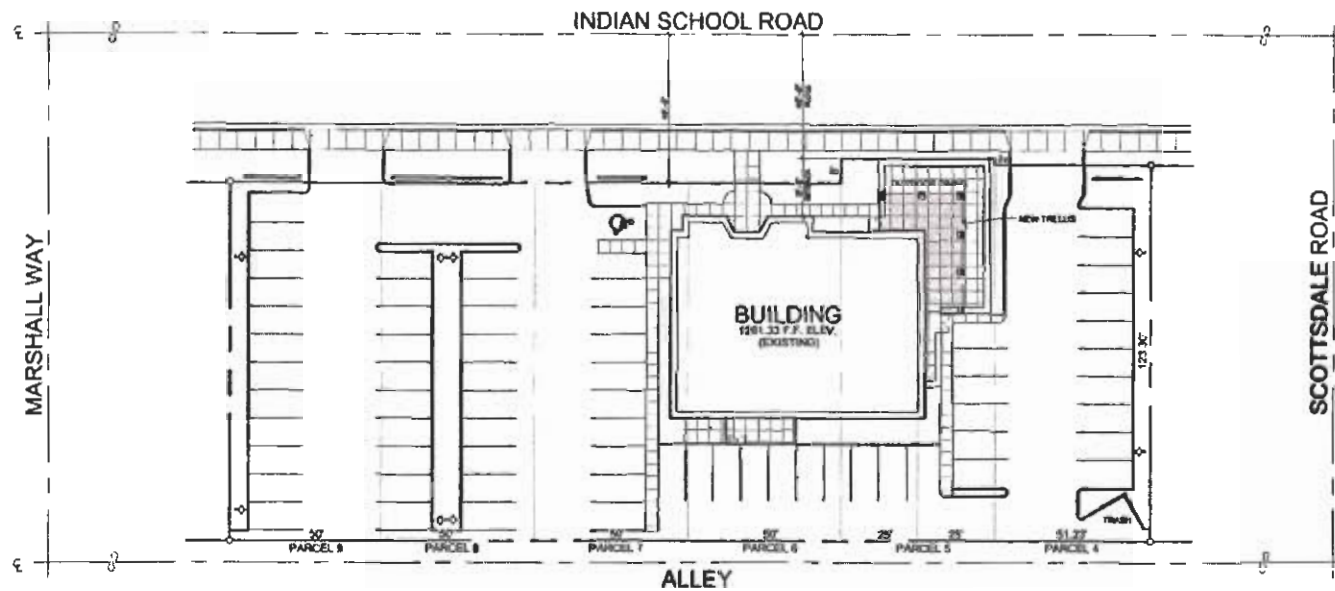


## **FUDDRUCKERS REMODEL** **PROJECT NARRATIVE**

September 7, 2004

This project encompasses a comprehensive exterior remodel and facelift of the Fuddruckers Restaurant at 7145 East Indian School Road. The project shall proceed as follows:

- The old weather beaten paint will be updated with a new vibrant color scheme consisting of a brick red body color called "Flower Pot." This color was chosen as the base color in an attempt to blend with the red brick vernacular consistent with the surrounding area. The trim color is a cream color called "Creamy" which will frame the building as well as define the existing stucco relief throughout the building façade.
- The window and door frames shall be painted "Creamy" which will provide more contrast and visual definition to the means of egress.
- In keeping with Fuddruckers corporate image the project includes a complete replacement of the faded and disintegrating fabric awnings with new bright yellow weather resistant, durable PVC/vinyl awnings. Unlike the existing awnings that span the entire front façade, the new awnings will be strategically placed to create a visual impact without being overbearing.
- The awnings will be lighted by new elongated stainless steel swiveling fixtures that will be mounted on the building above the awnings. These will replace the existing, dated, large swooping sconce type fixtures.
- The restaurant patrons who enjoy outdoor patio dining will be impressed with the new wood trellis that will span 12 feet as it wraps around the northeast corner of the building which currently is designated as the patio dining area. It will be constructed with custom made arched glue lam beams that radius up from 8 foot high support beams to their connection at the building.
- Further improvements to the patio include capping the planter walls with a painted stucco cap which will compliment a new brick veneer on the exterior side "Old Used Brick" by Cultured Stone. Also, the brick wainscot on the building façade will also be refaced with the new brick. Although a veneer, the brick material addresses the contextual concerns as they relate to the adjacent buildings.
- In order to maximize the presentation of the brick veneer, all of the existing hedges and similar plant material that currently surround the patio planter walls will be replaced with low growing shrubs and ground cover with randomly placed flowering varieties which will bring color and aroma.
- Finally, to complete the project, the site walls surrounding the parking areas will be painted to match the new building colors. Specifically, the wall caps will be "Creamy" and the remainder of the walls will be "Flower Pot". The light fixtures will remain but will be painted black.



# FUDDRUCKERS

7145 EAST INDIAN SCHOOL ROAD, SCOTTSDALE ARIZONA 85251

249-DR-1984#3  
9/10/2004



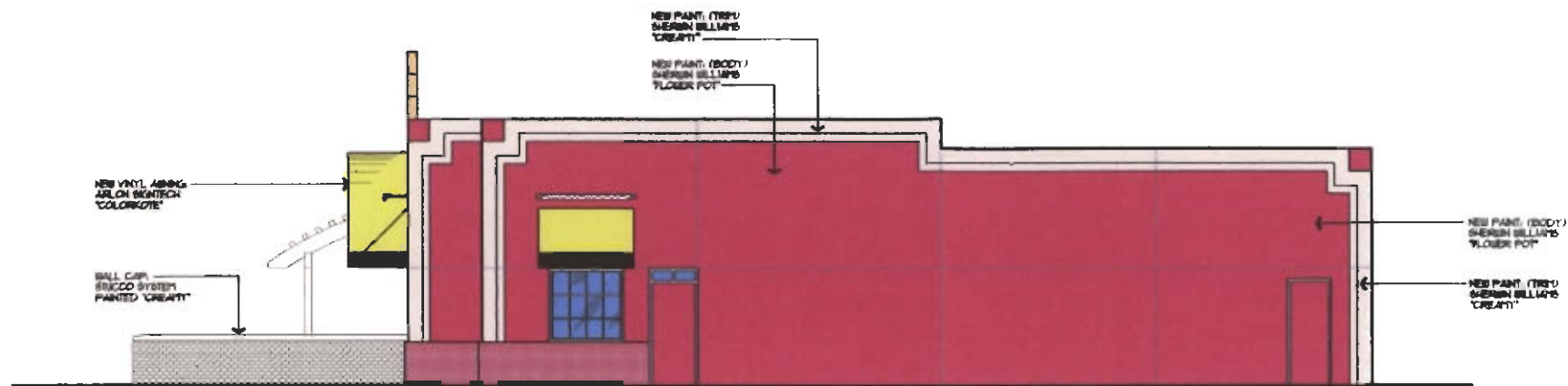


# FUDDRUCKERS

7145 EAST INDIAN SCHOOL ROAD, SCOTTSDALE ARIZONA 85251

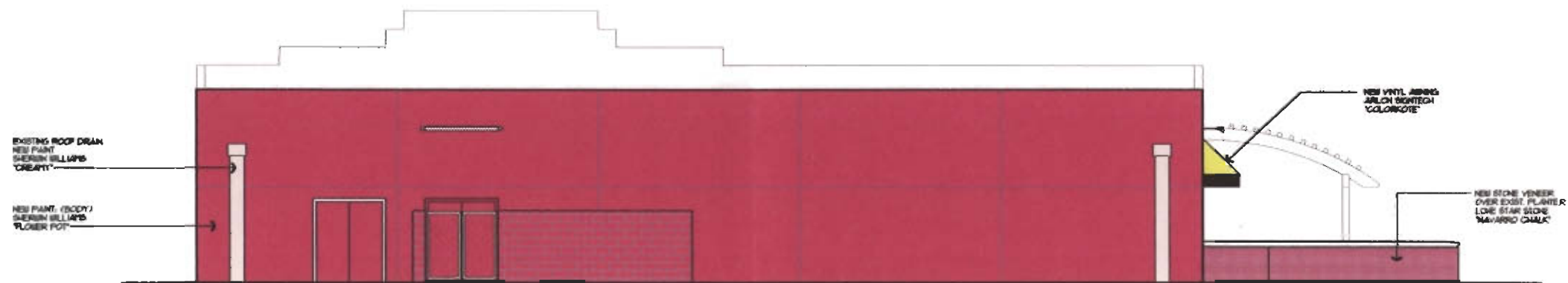
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9/10/2004



**C WEST ELEVATION (RIGHT)**

SCALE: 3/16" = 1'-0"



**D SOUTH ELEVATION (REAR)**

SCALE: 3/16" = 1'-0"

**BUCKERS**

AN SCHOOL ROAD, SCOTTSDALE ARIZONA 85251